

**VALET PARKING**

Zoning Ordinance Section 11-513(N)

**Qualify for Administrative Review?**

Will the proposed valet parking be located in the King Street Overlay zone? ☐ Yes ☒ No

If yes, the business qualifies for administrative review. If no, speak to P&Z staff about the full SUP process.

**WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.**

**VALET PARKING PLAN**

Please provide a copy of the plan with your application.

A detailed plan must be submitted showing and explaining all components of the valet parking, including at least the following:

- (a) The location of the drop off area as well as the location for the parked vehicles to be stored;
- (b) The proposed days and hours of operation of the valet parking plan;
- (c) The number of spaces available at the vehicle storage site, which must be of sufficient capacity for the use or uses from which vehicles will be valeted;
- (d) Adequate assurance that the owner and operator of the vehicle storage site is agreeable to the proposed valet plan;
- (e) The size and design of the drop off site and identification of any on street parking spaces that will be lost during the period that the valet parking plan is in effect, such spaces to be kept to a minimum;
- (f) Demonstration that the location of the drop off site will not interfere with traffic, remaining parking, bus stops, or transit passengers or pedestrians;
- (g) The proposed graphics for the drop off site, including signage and uniformed staff, with sufficient visibility but designed to be compatible with the streetscape as determined by the director;
- (h) The proposed number of attendants, which must be sufficient to adequately staff the operation; and
- (i) If the proposed valet plan includes more than one business, the identity of the party or entity responsible for compliance with the approved valet parking plan.

**LOCATION OF STORED VEHICLES**

Vehicles may not be parked or temporarily stored by an attendant on streets or sidewalks.

Where will the parked vehicles be stored? King Street Station underground parking

**SHARED PARKING PROGRAM**

No structures are permitted in conjunction with a valet parking program, unless associated with a shared parking program among several businesses, and only after the design is reviewed for comment by the Old and Historic Alexandria District Board of Architectural Review. Please review Section 11-513 (N) of the Zoning Ordinance for more detail.

Are any structures proposed as part of the valet parking program? No



If so, please include a detailed description and plan for the structure with your application. Attach a separate sheet, if necessary.

Is the program part of a shared parking program with other businesses? No



If so, please describe the program and identify the other businesses to be included. Attach a separate sheet.

**Complete the Administrative Special Use Permit Application on the following pages.**



SUP # 2018-00161

## Administrative Special Use Permit Application

PROPERTY LOCATION: 1725 Duke Street, Alexandria VA 22314

ZONE: OZH TAX MAP REFERENCE: 073.02.01.04

### APPLICANT'S INFORMATION:

Applicant: Richard Troy Thorpe Business/Trade Name: Sancerre LLC, Bistro Sancerre

Address: 1725 Duke Street, STE 100, Alexandria VA 22314

Phone: (703) 282-0173 Email:

### PROPOSED USE:

☐  
☐  
☐  
☐  
☐  
☒Day Care Center  
Light Auto Repair  
Overnight Pet Boarding  
Outdoor Garden Center  
Catering Business  
Valet Parking☐  
☐  
☐  
☐  
☐  
☐Restaurant  
Outdoor Dining (exclude King Street Retail)  
Live Theater  
Outdoor Food and Crafts Market Center  
Outdoor Display  
Massage Establishment

### Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: RICHARD TROY THORPE

Digitally signed by RICHARD TROY THORPE  
Date: 2018.10.01 08:43:44 -0400

### Please submit the following with this application form:

Site Plan - At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan - At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of TC-King Street Station, LLC, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the full service restaurant use as  
 (use)  
 described in this application.

Name: Galina BreslavPhone: 571 970 0489

Please Print

Address: 730 Third Avenue, New York, NY, 10017Email: Galina.breslav@threestates.com; michelle.karna@amfi.comSignature: breslavDigitally signed by breslav  
Date: 2017.11.16 16:02:09 -05'00'Date: November 16, 2017

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Richard Troy Thorpe 100%

**Parking impacts.** Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
  - ☒ 100%
  - ☐ 75-99%
  - ☐ 50-74%
  - ☐ 1-49%
  - ☐ No parking can be accommodated off-street
  
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
  - ☒ All
  - ☐ 75-99%
  - ☐ 50-74%
  - ☐ 1-49%
  - ☐ None
  
3. What is the estimated peak evening impact upon neighborhoods? (check one)
  - ☒ No parking impact predicted
  - ☐ Less than 20 additional cars in neighborhood
  - ☐ 20-40 additional cars
  - ☐ More than 40 additional cars

**Litter plan.** The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

**Alcohol Consumption and Late Night Hours.** Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:
 

294	Maximum number of patron dining seats
+	18 Maximum number of patron bar seats
+	0 Maximum number of standing patrons
=	312 Maximum number of patrons
  
2. 35 Maximum number of employees by hour at any one time
  
3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
  - ☐ Closing by 8:00 PM
  - ☐ Closing after 8:00 PM but by 10:00 PM
  - ☐ Closing after 10:00 PM but by Midnight
  - ☒ Closing after Midnight
  
4. Alcohol Consumption (check one)
  - ☐ High ratio of alcohol to food
  - ☒ Balance between alcohol and food
  - ☐ Low ratio of alcohol to food

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

## NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

This application is to add valet parking as described and shown on the diagram to our existing SUP.

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**\*\*Parking** - The building, where the restaurant will be located, has approximately 1,200 underground parking spaces, as indicated in the Site Plan that was previously approved by Alexandria County. The patrons of the restaurant will be charge \$1 for parking in the building Monday thru Friday after 5:00 pm and all day Saturday and Sunday. The standard parking rate, as established by the building garage attendant, will be charged all other times. In addition, the restaurant will provide valet parking as indicated in the attached supplement for valet parking.

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On weekends and weekday evenings after 5pm, Sancerre may also host outdoor events in the courtyard such as weddings, graduation parties, and baby showers.

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**USE CHARACTERISTICS**

4. The proposed special use permit request is for (check one):

- ☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☒ an expansion or change to an existing use with a special use permit,  
☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Lunch 100

Dinner 200

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

lunch 15

Dinner 30

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Monday - Friday

Hours:

11:00 am - 1:00 am

Saturday

10:00 am - 1:00 am

Sunday

10:00 am - 9:00 pm

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise will be confined to the interior space and outdoor conversations in the courtyard.

During events such as weddings there may be outdoor live music. There may also be music played from small speakers. How will the noise be controlled? Noise will not exceed normal ambient levels so will not require additional measures to control.

Outdoor music will be of a low enough volume so as not to disrupt any local residents.

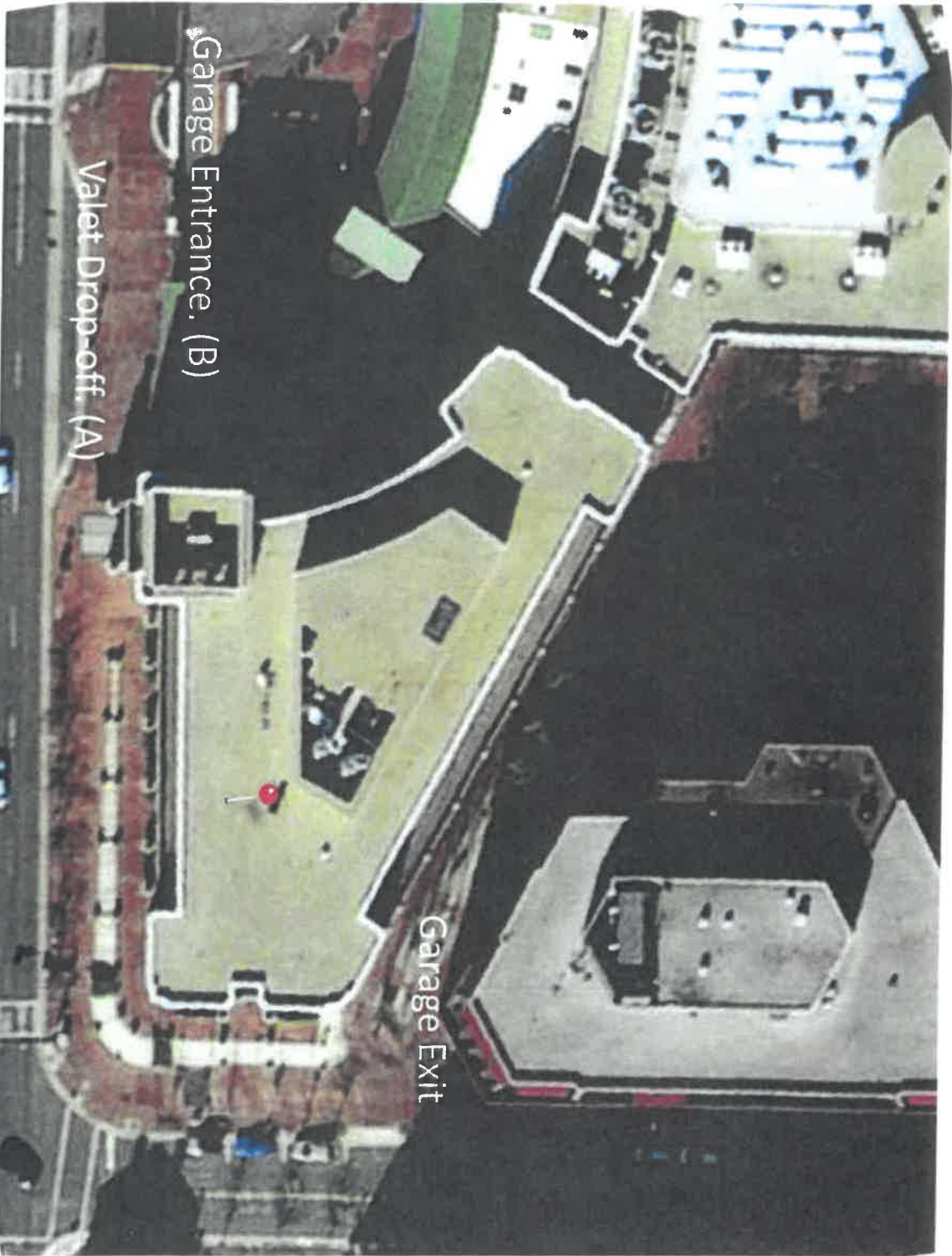
## **Sancerre Restaurant Valet Parking Plan**

### **1725 Duke Street, Alexandria VA**

**Valet parking for the Sancerre restaurant will be located at the semi-circle entrance located in the front of the Embassy Suites Old Town location. This entrance will not block traffic since it is off street and there will not be a need for standing or temporary car holding on surface streets.**

- a) See included diagram. The drop off location will be at marking A. The vehicle storage will be located at markings B which identifies the two entrances to the underground parking garages located in the drop off zone.**
- b) Valet parking will be operated:  
Mon-Fri 5:00 pm – 12:00 pm  
Sat, Sun 10:00 am – 12:00 pm**
- c) 300**
- d) Landlord approval attached.**
- e) The size of the drop off site is a semi-circular drive off from Duke Street with an approximate 50 meter radius. No on street parking to be lost.**
- f) Drop off spot is not located on a public street, so no buses etc. will be effected.**
- g) Graphic included.**
- h) Parking attendants to be determined by business levels. Default will be 4.**
- i) Single business.**





Garage Entrance. (B)

Valet Drop-off. (A)

Garage Exit



**VALET PARKING PLAN  
Sancerre Restaurant  
1725 Duke Street**

**I hereby attest that I am an authorized representative of TC-King Street Station, LLC, which owns the building located at 1725 Duke Street, Alexandria, VA 22314. I have approved the attached valet parking plan for Sancerre Restaurant who will be a tenant in the building. The valet plan is contingent/subject to the approval the city of Alexandria and of the approval of Sancerre Restaurant's Special Use Permit Application also filed with the City of Alexandria.**

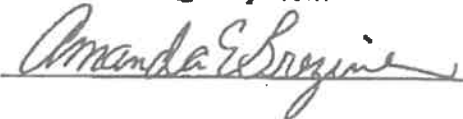
**Name: Amanda E. Breziner  
SVP Group Manager  
Jones Lang LaSalle Americas, Inc.  
As Agent for Owner: TC – King Street  
Station, LLC**

**Address: Jones Lang LaSalle  
1801 K Street NW, Suite M108  
Washington, DC 20006**

**Phone #: 202 496 9726**

**Email: Amanda.Breziner@am.jll.com**

**Signature**





City of Alexandria, Virginia  
Planning & Zoning / Land Use Services  
301 King Street Room 2100 Alexandria, VA 22314

To whom it may Concern:

My name is Matthew Maccaroni and I am the Director of Asset Management for Carr Properties as well as the President for the King Street Station Owners Association. Carr Properties is the general partner (effective owner) for 1800 Diagonal Road LLC, the owner of the King I office building located at 1800 Diagonal Road, Alexandria, Virginia.

The purpose of this letter is to offer our full support and endorsement, both as owner of 1800 Diagonal Road and as a member of the board for the King Street Station Owners Association, for the proposed new restaurant (Sancerre) to be located at 1725 Duke Street, which is part of the King Street Station office park. It is our understanding that this will be an upscale restaurant with outside seating in the courtyard (which the association supports), as well as a special event space inside the restaurant. The area around the King Street Station office park is a need for such a restaurant in this area, which has been underserved regarding dining, and especially full-service restaurants, for our customer base for many years. Additionally, in addition to our underserved business community, with the large residential community within the surround area, having a restaurant that can accommodate special events is a beneficial amenity for both the residents and businesses surrounding King Street Station. Finally, I believe this restaurant will be a positive draw to the community, thereby stimulating economic development.

If you have any questions, please do not hesitate to contact me at (202) 303-3070.

Sincerely,

A handwritten signature in dark ink, appearing to read "Matt Maccaroni", with a long horizontal flourish extending to the right.

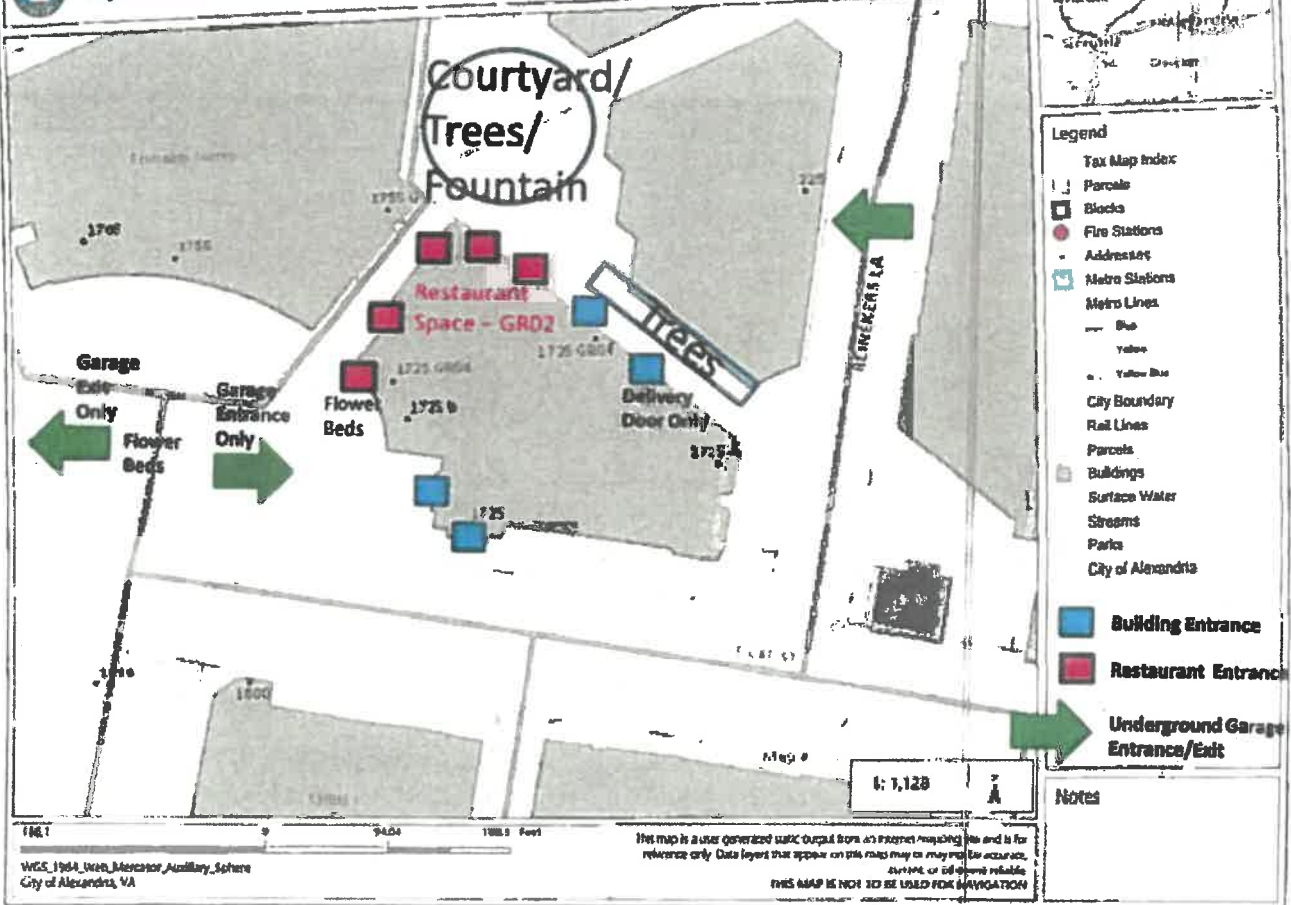
Matthew Maccaroni  
Director, Asset Management  
Carr Properties  
President  
King Street Station Owners Association

**ATTACHMENT A**  
**SPECIAL USE PERMIT APPLICATION**  
**Business of Financial Relationships**

<b>Name of Person or Entity</b>	<b>Relationship</b>	<b>Member of the Approving Body</b>
		<b>City Council</b>
Richard Troy Thorpe	None	Allison Silberberg, Mayor
Richard Troy Thorpe	None	Justin Wilson, Vice Mayor
Richard Troy Thorpe	None	John T. Chapman
Richard Troy Thorpe	None	Timothy B. Lovain
Richard Troy Thorpe	None	Redella S. "Del" Pepper
Richard Troy Thorpe	None	Paul C. Smedberg
Richard Troy Thorpe	None	Willie F. Bailey Sr.
		<b>Planning Commission</b>
Richard Troy Thorpe	None	Mary Lyman, Chair
Richard Troy Thorpe	None	Nathan Macek, Vice Chair
Richard Troy Thorpe	None	David Brown
Richard Troy Thorpe	None	Melinda Lyle
Richard Troy Thorpe	None	Maria Wasowski
Richard Troy Thorpe	None	Stephen Koenig
Richard Troy Thorpe	None	Melissa McMahon
		<b>City Council</b>
TC-King Street Station, LLC	None	Allison Silberberg, Mayor
TC-King Street Station, LLC	None	Justin Wilson, Vice Mayor
TC-King Street Station, LLC	None	John T. Chapman
TC-King Street Station, LLC	None	Timothy B. Lovain
TC-King Street Station, LLC	None	Redella S. "Del" Pepper
TC-King Street Station, LLC	None	Paul C. Smedberg
TC-King Street Station, LLC	None	Willie F. Bailey Sr.
		<b>Planning Commission</b>
TC-King Street Station, LLC	None	Mary Lyman, Chair
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TC-King Street Station, LLC	None	David Brown
TC-King Street Station, LLC	None	Melinda Lyle
TC-King Street Station, LLC	None	Maria Wasowski
TC-King Street Station, LLC	None	Stephen Koenig
TC-King Street Station, LLC	None	Melissa McMahon

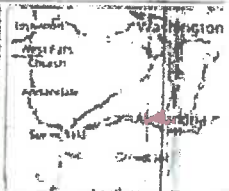


City of Alexandria, Virginia





# City of Alexandria, Virginia

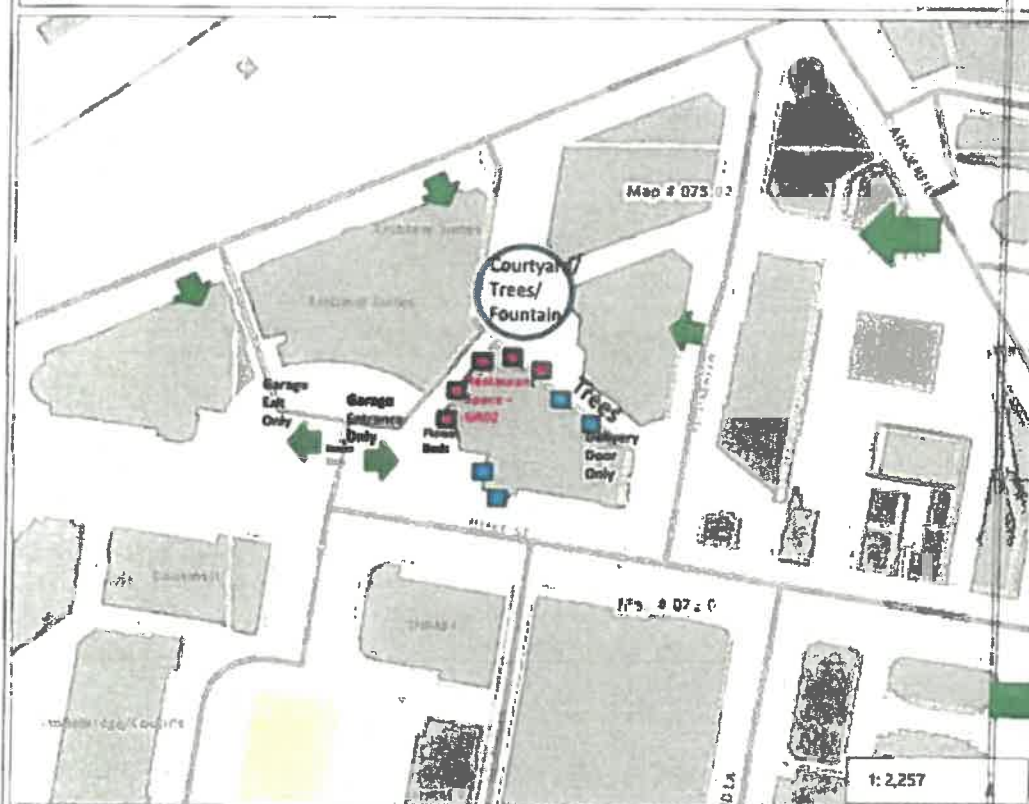


## Legend

- Tax Map Index
- Parcels
- Blocker
- Metro Stations
- Metro Lines
- Bus
- Yellow
- Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

- Building Entrance
- Restaurant Entrance
- Underground Garage Entrance/Exit

## Notes



375.2

0 100.00 375.2 Feet

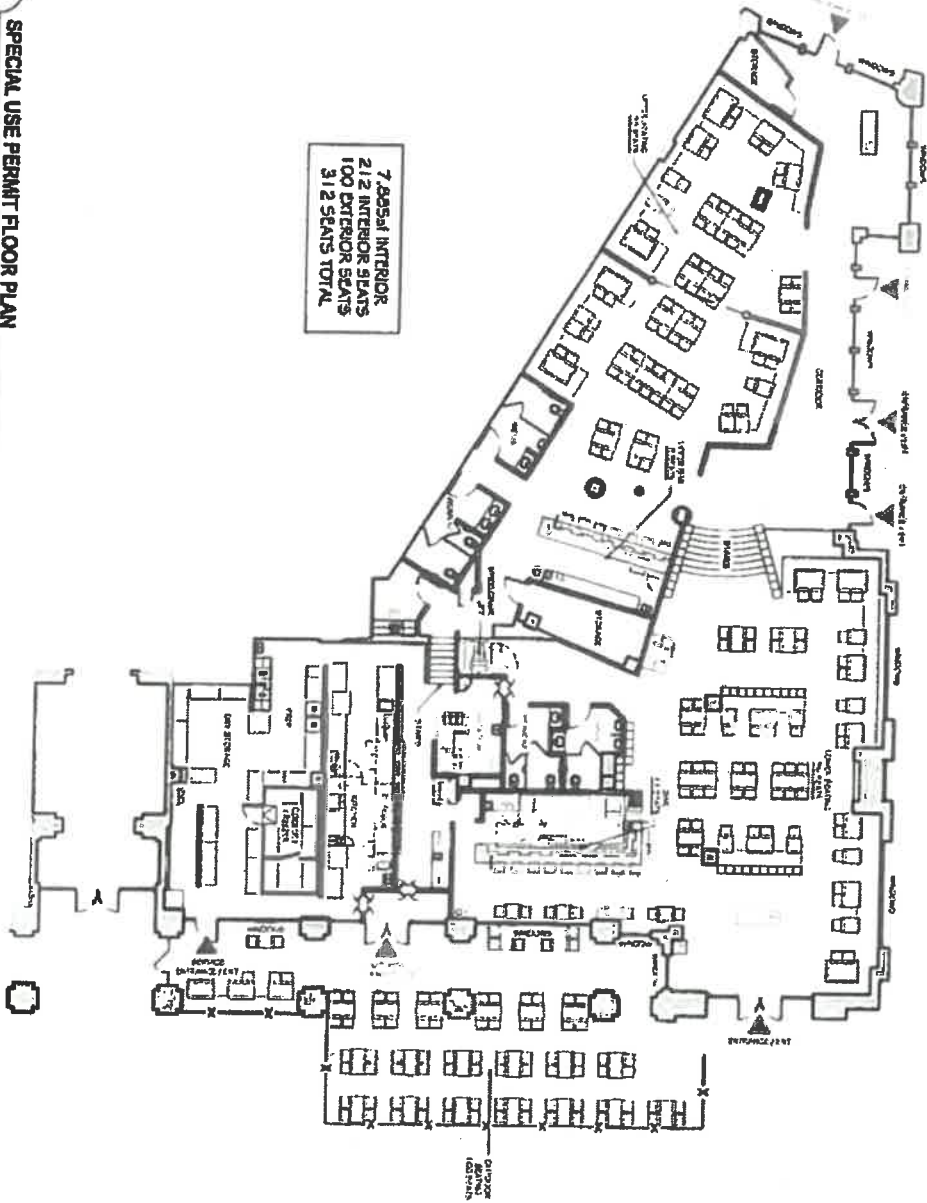
WGS 1984 Web Mercator Auxiliary Sphere  
City of Alexandria, VA

This map is a user-generated static output from an Internet mapping application. It is for reference only. Data layers that appear on this map may or may not be up to date.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



## 1 SPECIAL USE PERMIT FLOOR PLAN



7.805at INTERIOR  
212 INTERIOR SEATS  
100 EXTERIOR SEATS  
312 SEATS TOTAL

DATE: 11-1-87

[illegible]